




SHORTLAND
HORNE

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Property Experts



Alpine Rise
CV3 6NR

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£1,500 PCM

Shortland Horne are pleased to present this beautifully extended three bedroom mid terrace home, ideally located on the highly sought after Styvechale Grange estate. Situated within the catchment area for the highly regarded Finham Park School, the property benefits from excellent access to the A45 dual carriageway and is within easy reach of popular local primary schools, the War Memorial Park, Coventry train station, and Coventry City Centre.

The property offers well presented and spacious accommodation throughout. Upon entering, you are welcomed by a generous entrance hallway which leads to a modern ground floor shower room and a separate utility room with space and plumbing for a washing machine. The heart of the home is a stunning open plan lounge and kitchen area. The kitchen is fitted with high quality appliances including an integrated fridge freezer, dishwasher, four ring gas hob, oven, and an inset sink with mixer tap. Large sliding doors at the rear of the dining area open out onto the rear garden.

To the first floor, the property offers two well proportioned double bedrooms and a further single bedroom. The modern family bathroom is fitted with a matching suite and finished to a high standard.

Externally, the property boasts a block paved driveway providing off road parking for two vehicles, along with access to a single garage. To the rear, there is a fully enclosed, private garden, perfect for outdoor entertaining.

This property is ideal for families or professionals seeking a well located, high quality home. Early viewing is strongly recommended to appreciate all that this superb home has to offer.

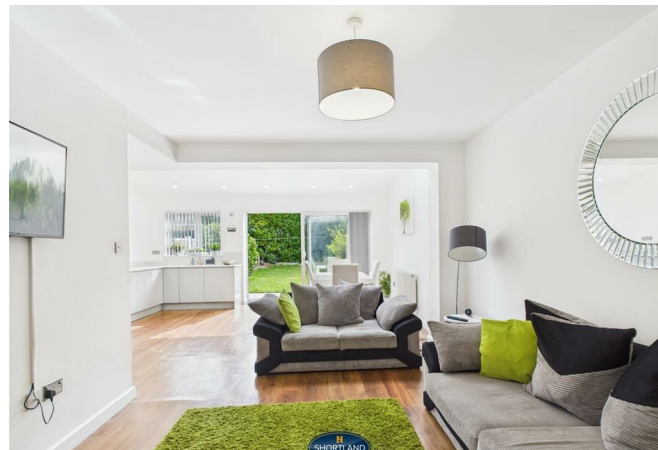
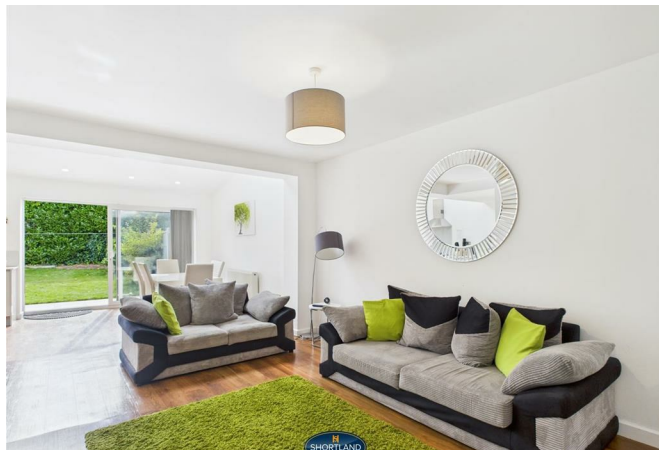
AVAILABLE FROM 14TH OCTOBER | EPC RATING: C | COUNCIL TAX BAND: C

selling quality
property since 1995









Floor Plan



Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement Through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

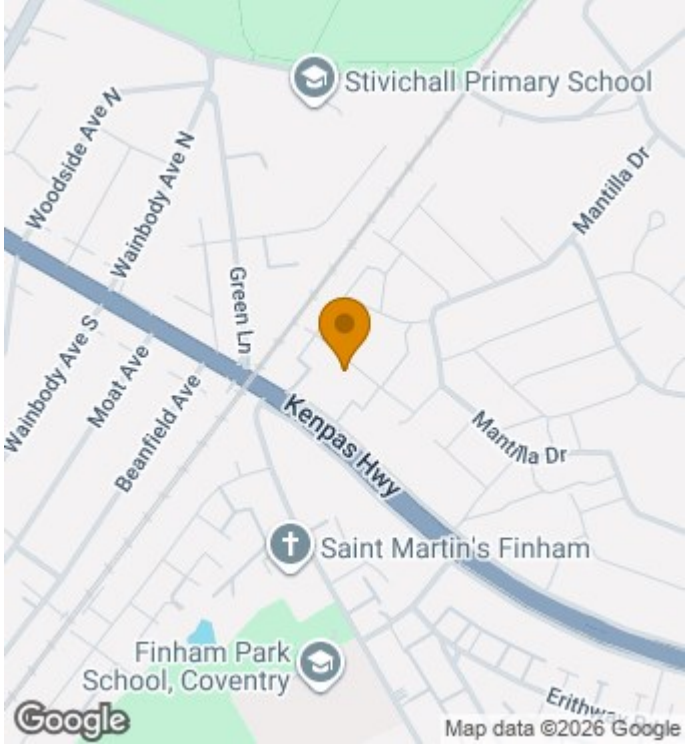
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

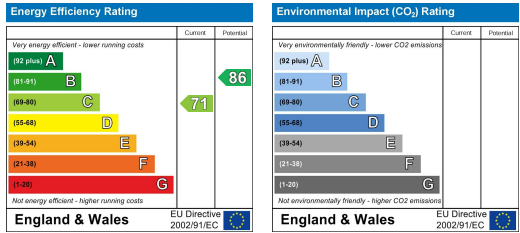
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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